

# Sumter City-County Planning Commission

May 27, 2015

## MSP-15-27/HCPD-15-14, 1101 Broad St. (City)

### I. THE REQUEST

**Applicant:** 1101 Broad, LLC

**Status of the Applicant:** Project Developer/Contract Owner

**Request:** Request for Major Site Plan approval and Highway Corridor Protection District Design Review approval for a 4800 sq. ft. two-tenant building for a restaurant and undesignated commercial retail space.

**Location:** 1101 Broad St.

**Size of Development:** +/-0.64 acre parcel

**Present Use/Zoning:** Former Service Station/GC (General Commercial)

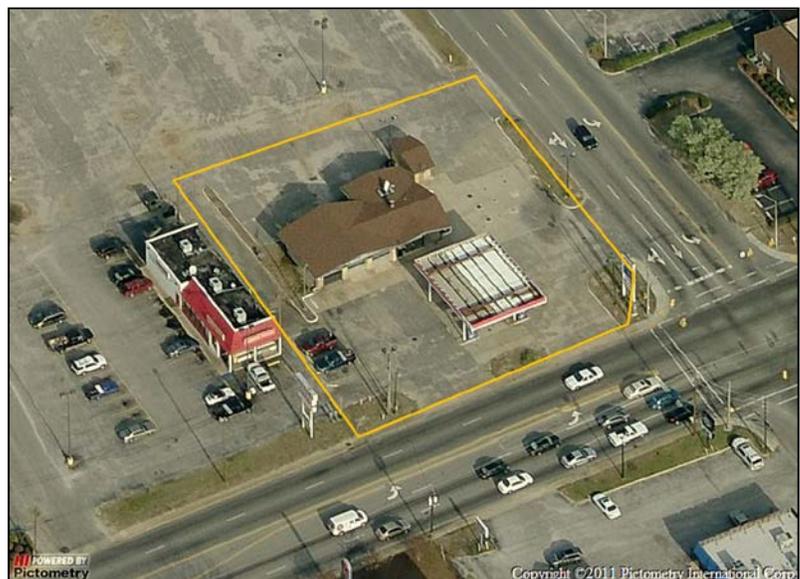
**Proposed Use of Property:** Restaurant and undesignated retail space.

**Tax Map Reference:** 203-13-04-002

### II. BACKGROUND

The applicant is requesting major site plan and Highway Corridor Protection District Design Review approval for complete site demolition and rebuild for restaurant & retail space at the former Wesmark Service Station site at the corner of E. Wesmark Blvd. and Broad St. The extent of the development area is indicated in the graphic to the right.

The property is zoned General Commercial (GC) and is within the City of Sumter Highway Corridor Protection District (HCPD) design review overlay district.



*Land Use & Zoning Compatibility:*

The 2030 Plan designates this area as a Priority Commercial Corridor—a priority investment area. Priority investment areas are identified in the Suburban Development Area in an effort to identify, direct, and concentrate new development opportunities. A major theme of the 2030 Plan is to encourage development in new locations while simultaneously bolstering sagging, under-utilized corridors. Here a mix of uses is supported, including commercial uses when located in the proper context. The 2030 Comprehensive Plan directs both small scale (area supportive) and large scale (destination) commercial uses to our priority areas and to major intersections and arterial corridors such as the Broad St. / Wesmark Blvd. intersection.

The proposed development will demolish and rebuild a currently non-conforming site. Based upon the goals, policies and objectives set forth in the 2030 Land Use Plan and zoning designation, with implementation of proposed development plan, this use is compatible with the plan and surrounding uses.

**III. SITE PLAN REVIEW**

*Site Layout:*

The applicant has submitted a full set of civil plans including a landscape plan titled, “Site Plans Prepared for 1101 Broad, LLC in the City of Sumter, Sumter County, South Carolina,” prepared by Heritage Engineering, Inc., dated March 13, 2015, revised May 15, 2015. Additionally, untitled exterior elevation renderings of the building were provided.

Copies of the Existing Site and Demolition Plan (C1), Layout Plan (C2) and Landscape Plan (C4) have been included in this packet for review.

Site development will adhere to the General Commercial (GC) standards. Based upon staff review, it meets the following minimum standards and development criteria:

- Setbacks:
  - Broad St. – 45 ft. with Street Landscaping @ 10 ft. width
  - E. Wesmark Blvd. – 22.5 ft. with Street Landscaping @ 10 ft. width
  - Interior Side – 0 ft. with a Type A Landscape Buffer @ 5 ft. width
  - Rear – 20 ft. with a Type A Landscape Buffer @ 5 ft. width
- Maximum Building Height – 60 ft.
- Maximum Impervious Surface – 92%

Based upon the submitted plans, the proposed development meets these minimum setback standards.

*Parking Plan:*

Based upon the criteria found in Article 8, Exhibit 8-9, restaurants must provide a minimum of 1.2 parking spaces for every 100 sq. ft. of gross floor area. The applicant has assigned a parking standard of 1 space for every 350 sq. ft. for the undesignated retail space. Based upon a 2400 sq.

ft. restaurant and 2400 sq. ft. undesignated retail space, the minimum number of required parking spaces is 36. Of those 36 spaces a minimum of two (2) spaces must be designated as handicap.

Submitted parking plans show the following:

- 33 regular 9 ft. x 19 ft. parking spaces;
- Two (2) 8 ft. x 16 ft. compact car spaces;
- One (1) handicap van accessible parking space;
- One (1) regular handicap parking space.

The overall number of proposed parking spaces is sufficient to meet Ordinance standards.

### ***Landscape & Tree Protection Plan:***

Currently, the entire site is paved with no landscaping. The site will be demolished and reconfigured to implement Type A Landscape Buffers on the interior side property line and the rear property line with Street Landscaping on the Broad St. and E. Wesmark Blvd. frontages. Additionally, interior parking lot tree islands are required and have been accommodated for. A copy of the landscape plan has been attached for review.

The minimum planting size for shrubbery in Type A Buffers is 3 gal./15 in. minimum height. The Applicant has proposed using Dwarf Yaupon Holly in the Type A Buffers on the interior side and rear of the parcel. This species of plant is not 15 in. tall at the 3 gal. size, therefore applicant is requesting permission to plant Dwarf Yaupon Holly that are 3 gal./10 in. minimum at time of planting. Due to the proposed location on the Yaupons, Staff finds this to be a reasonable request given the location of the proposed plantings.

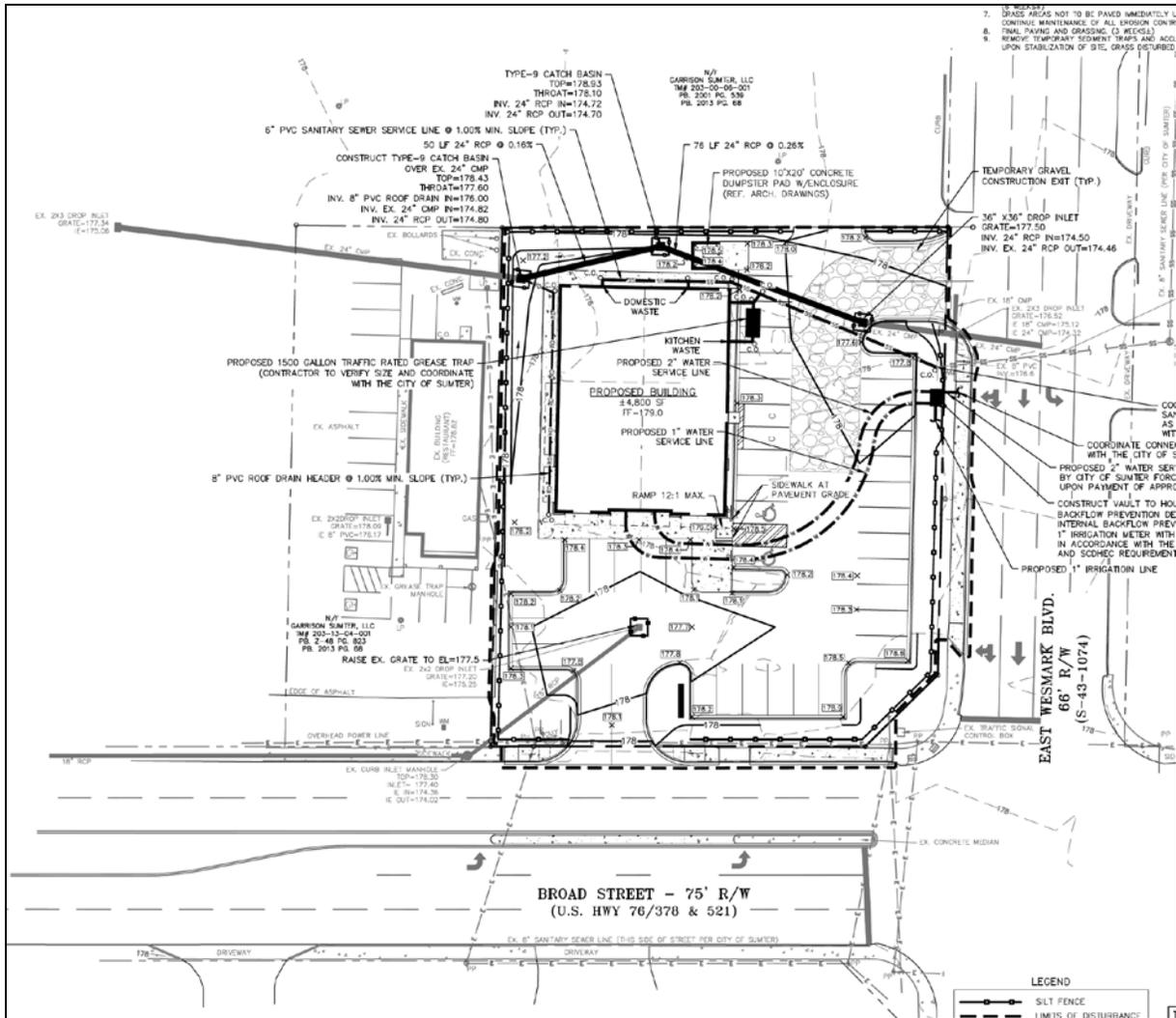
Additionally, within the interior side Type A Buffer and along the Broad St. Street Landscape Buffer, the applicant has proposed replacing the required canopy trees with understory trees on a 2 for 1 exchange. This request is based on the placement of overhead power lines along Broad St. and the proximity of the adjacent commercial building on the interior side. Staff also finds this to be a reasonable request given the conditions on-site.

As proposed, this landscape plan meets the intent of the Ordinance.

### ***Traffic Impact Analysis & Access Management:***

This project does not meet the threshold requirement for submission of a Traffic Impact Study (TIS) as per *Article 7, Section 7.d.10*.

Broad St. and Wesmark Blvd. are primary transportation corridors. Currently, the property has four (4) full access drives, two on Broad St. and two on E. Wesmark Blvd. The development proposal will close the two full access drives closest to the signalized intersection while converting the remaining access drive on Broad St. to a right-in/right-out driveway. The second full access drive on E. Wesmark will remain a full access drive as shown in the site plan on the following page. A concrete median will be constructed in the center of Broad St. to run the length of the property frontage to prevent the Broad St. access from being a full access drive. This concrete median is required to be constructed in place prior to issuance of occupancy permit.



The applicant and SCDOT are working together towards Encroachment Permit Approval. Any additional requirement as a result of the SCDOT review and approval process shall be implemented into the development plan prior to construction permitting.

**Stormwater Management:**

Stormwater plans have been approved by the City Stormwater Utility. No on-site detention is proposed.

**Utilities:**

**Fire:** There are existing fire hydrants in place to serve this site.

**Sewer & Water:** The City of Sumter is providing sewer and water service. Utility plans have been submitted and are under review by the Utility Department.

### ***Highway Corridor Protection District Design Review:***

Proposed designs must conform to Section 3.t.4 of the City – Zoning & Development Standards Ordinance.

*3.t.4. Architectural Standards: All commercial projects in the Highway Corridor Protection District shall submit architectural plans to the Sumter City-County Planning Commission which shows elevations of all portions of buildings with important relationships to public views and vistas, indications as to the construction materials, photographs or perspective drawings indicating visual relationships to adjoining properties and spaces, paint and color schemes, and other exhibits and reports the Sumter City-County Planning Commission may require. Applicant shall also submit a landscaping plan and signage plan for the project site. In addition, all commercial projects shall meet the following standards:*

- a. If a new commercial building is proposed, not more than sixty percent (60%) of the facade facing a street may be glass or reflective materials;*

The proposed structure does not exceed the 60% threshold.

- b. Significant exterior renovations to a building, such as a change of material types, structural design, or additions require review;*

This project is new construction, 3.t.4.b does not apply.

- c. A minimum of eighty percent (80%) of the surface materials, excluding doors and windows, shall be brick, stucco, or stone masonry or materials approved by the Sumter City-County Planning Commission. Building sides clearly visible from street or public view shall be constructed of above mentioned materials or heavily mitigated with landscaping and shown on the required landscaping plan as part of their application. Roof pitch should be compatible with the building structures in the surrounding neighborhood.*

The exterior of the building will be a blend EIFS, stacked stone, and brick. Additionally, there will be black shed style awnings over the windows. The proposed elevations for the building are shown below. The primary building colors are earth tones. The proposed roof pitch is complementary to and compatible with the existing adjacent retail commercial structures in the area.



- d. *Signs including billboards shall be fully illustrated through photographs or graphic designs showing the relationship of off-premise and on-premise signs to the specific site and the surrounding locations within 1,000 feet. The signage plan shall consist of all freestanding and building signage. (Shall meet development standards for the underlying zoning district.);*

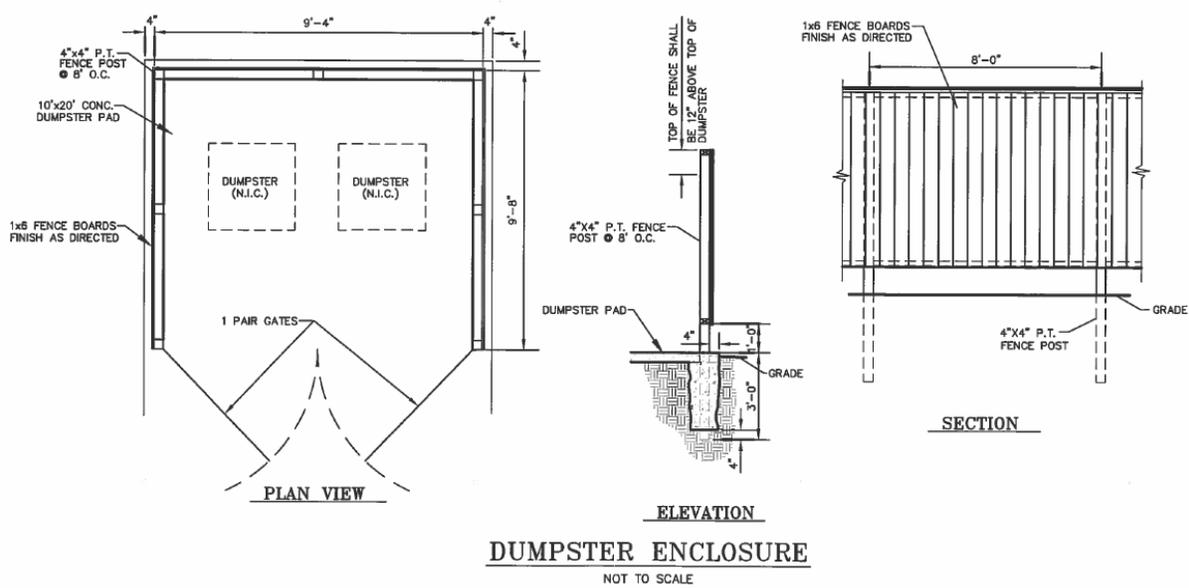
All building and freestanding signage must comply with the standards for the General Commercial (GC) district as outlined in ***Exhibit 8-5 Maximum Total Sign Area by Use, Number, Dimensions, and Location of Individual Signs***. Wall signs will be capped at 10% of the front wall area. Additionally, one freestanding sign location has been identified on the submitted plans, but no details have been provided on sign height or square footage. The freestanding sign on Broad St. will be capped at a height of 30 ft. with an overall area not to exceed 116.39 sq. ft. The proposed structure is a two tenant building therefore the freestanding sign should make accommodation for both tenant spaces.

- e. *The landscaping plan shall include parking lot, building perimeters, detention ponds, and bufferyards where required.*

The landscaping and parking plan was submitted as part of the Major Site Plan Application. The landscaping and parking have been reviewed and have been found to meet standards.

- f. *All proposed fences and / or walls proposed for the front and / or side yards shall be reviewed as part of the Highway Corridor Design Approval Request.*

The proposed dumpster screening is to be constructed of wooden privacy fencing, located behind the building with a 5 ft. landscape strip adjacent to the parcel boundary abutting the Wesmark Plaza property line. A rendering of the proposed screening is shown below.



#### IV. TECHNICAL REVIEW

There are no outstanding issues from Technical Review.

#### V. STAFF RECOMMENDATION

Staff has visited the site, reviewed the highway corridor application submission, met with the technical committee and recommends approval contingent upon the following:

- Installation of the raised concrete median in the center of Broad St. to run the length of the property frontage prior to issuance of Certificate of Occupancy.

#### VI. DRAFT MOTION

##### *Motion #1:*

I move that the Sumter City-County Planning Commission approve MSP-15-27 & HCPD-15-14, 1101 Broad St. (City) subject to staff's recommendations and the submitted full set of civil plans including a landscape plan titled, "Site Plans Prepared for 1101 Broad, LLC in the City of Sumter, Sumter County, South Carolina," prepared by Heritage Engineering, Inc., dated March 13, 2015, revised May 15, 2015. And the untitled exterior elevation renderings included within the staff report.

#### VII. PLANNING COMMISSION – MAY 27, 2015

The Sumter City-County Planning Commission at its meeting on Wednesday, May 27, 2015, voted to approve this request as presented.